

# 2362 ALABAMA RIVER PARKWAY

MILLBROOK, AL 36054

## Executive Summary



### OFFERING SUMMARY

**Sale Price:** \$450,000

**Lot Size:** 8.21 Acres

**Year Built:** 2020

**Zoning:** Agricultural, Commercial

### PROPERTY HIGHLIGHTS

- ±8.21 Acre Blueberry Farm- property boasts numerous fruit bearing trees, vines and bushes
- Farm includes 4 storage buildings- 2 that hold farm equipment (some equipment is included in sale) and 1 that houses the well for the farm
- Also includes one ±2,300 SF office building that is only 3 years old
- Office building includes elevator, 8 offices, 3 kitchens, 2 baths, 3 storage rooms, large conference room, & waiting/reception area
- Outside includes a covered area with tables and a check out counter
- Current lease is in place- great investment opportunity!
- Ample parking for employees, customers & visitors
- ± 4.4 miles from Cobbs Ford Rd
- ± 7.8 miles from I-65
- ± 8.6 miles from Downtown Montgomery
- ± 10.3 miles from Maxwell- Gunter Annex

**JON MASTERS, CCIM**

334.387.2724  
Jmasters@mcrmpm.com

**MOORE COMPANY REALTY**

312 Catoma St #200, Montgomery, AL 36104  
334.262.1958 | moorecompanyrealty.com





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## Additional Photos



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## Demographics

### DEMOGRAPHIC SUMMARY

2362 Alabama River Pkwy, Millbrook, Alabama, 36054

Ring of 3 miles

#### KEY FACTS

6,657

Population



2,711

Households

37.1

Median Age

\$33,991

Median Disposable Income

#### EDUCATION

23%

No High School Diploma



38%

High School Graduate



28%

Some College



11%

Bachelor's/Grad/Prof Degree

#### INCOME



\$39,241

Median Household Income



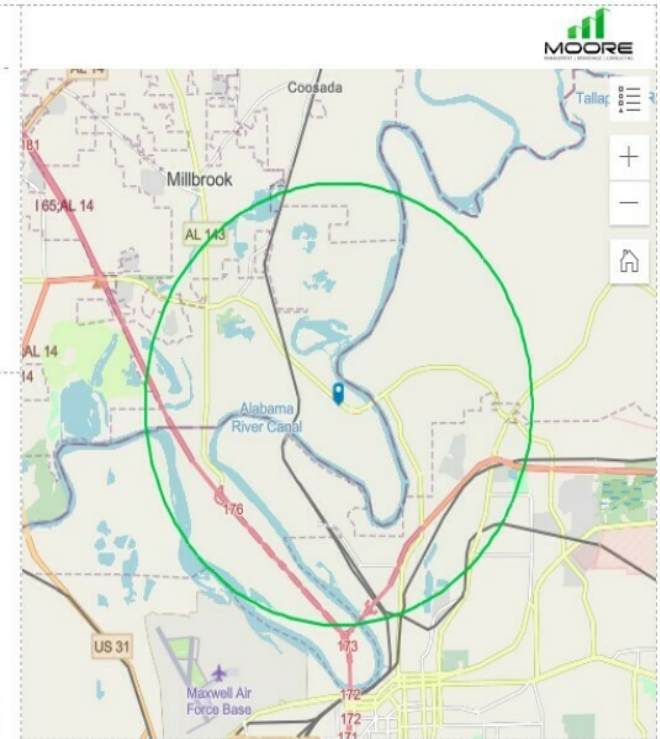
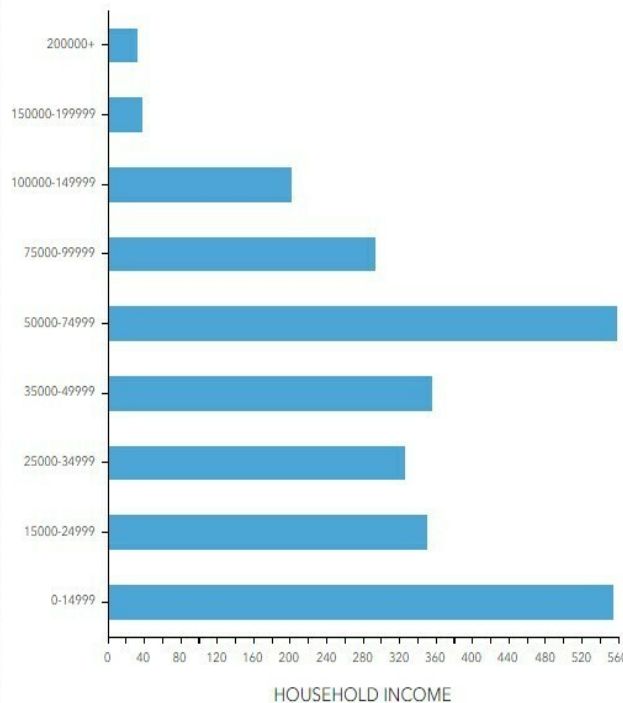
\$21,494

Per Capita Income



\$40,868

Median Net Worth



#### EMPLOYMENT



White Collar

38%



Blue Collar

45%



Services

19%

6.4%

Unemployment Rate

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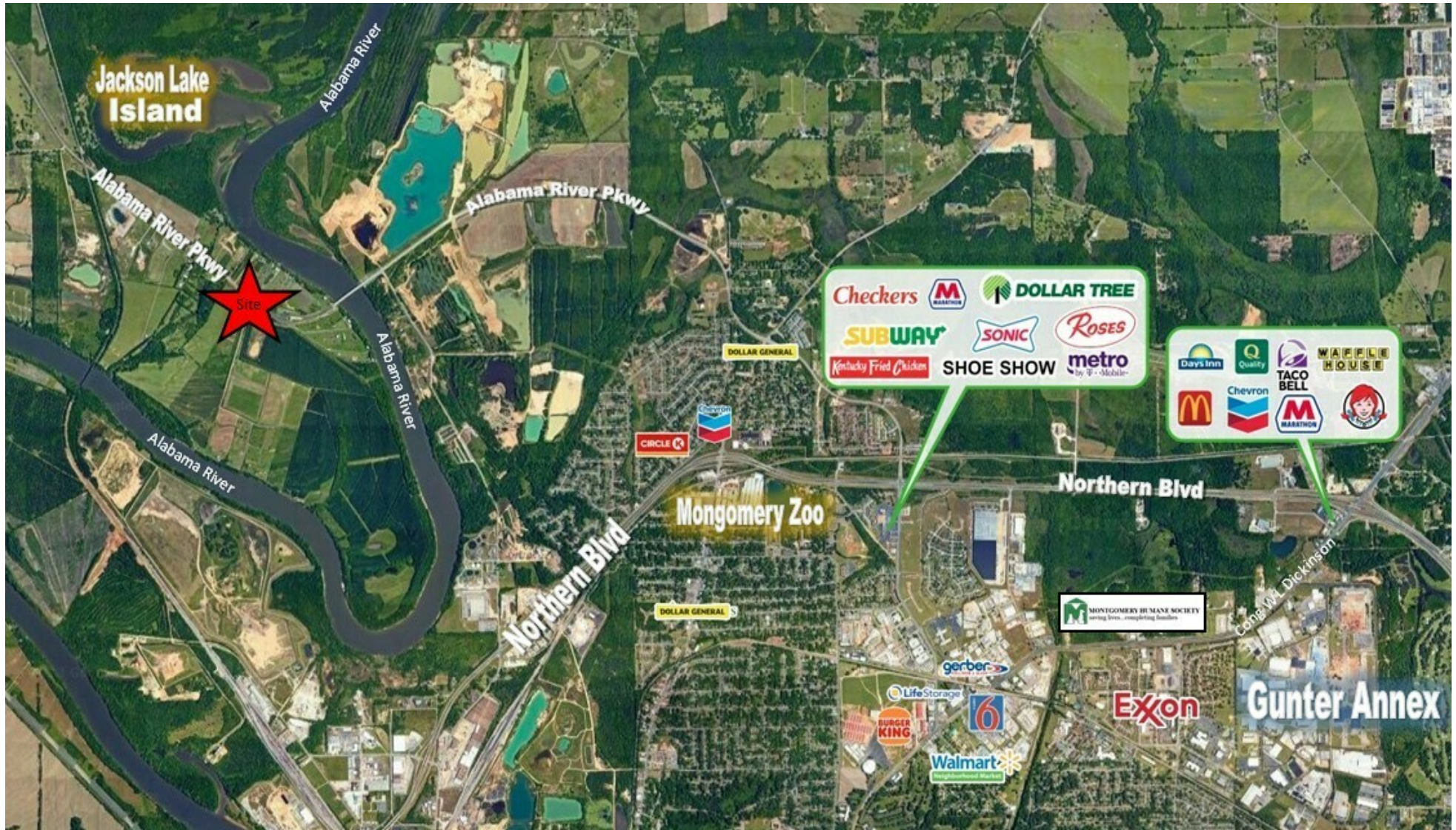




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## Retail Map



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